



Seller Questionnaire

This statement is a disclosure of the condition of the property in compliance with California law. It is **not a warranty** of any kind by the Seller and is **not a substitute for any inspections** the Buyer may wish to obtain.

All disclosures are made **to the best of Seller's actual knowledge** as of the date signed. All disclosures are limited to the period of Seller's ownership of the property except where a different timeframe is provided.

Section & Question	Yes	No	Unknown	Explanation / Details (if Yes)
To your knowledge:				
1. DOCUMENTS				
A. Do you have reports, inspections, or maintenance records regarding the property's condition?	[]	[]	[]	
B. Are you aware of documents regarding easements or encroachments?	[]	[]	[]	
2. STATUTORY & CONTRACTUAL				
A. Has an occupant died on the property within the last 3 years? (California Civil Code § 1710.2)	[]	[]	[]	
A.1 If you answered "yes" to Item 2.A, state the manner of death (natural causes, accident, etc.). (California Civil Code § 1710.2)				
B. Is there a methamphetamine contamination order from a health official? (Health & Safety Code § 25400.28)	[]	[]	[]	
C. Has there been any contamination of illegal controlled substances at the property?	[]	[]	[]	
D. Are you aware of any substances, materials, or products which may be an environmental hazard such as, but not limited to, asbestos, formaldehyde, radon gas, lead-based paint, fuel or chemical storage tanks, and contaminated soil or water on the property?				
E. Is the property in or near an "industrial use" zone?	[]	[]	[]	

Section & Question To your knowledge:	Yes	No	Unknown	Explanation / Details (if Yes)
(California Civil Code § 1102.17)				
F. Is the property affected by a nuisance from an “industrial use” zone? (California Civil Code § 1102.17)	☐	☐	☐	
G. Is the property within 1 mile of a former state or federal military ordinance location? A “former federal or state ordinance location” means an area identified by an agency or instrumentality of the federal or state government as an area once used for military training purposes which may contain potentially explosive munitions. (California Civil Code § 1102.15)	☐	☐	☐	
G. Is the property a condo, Planned Unit Development, or common interest subdivision?	☐	☐	☐	
H. Have there been insurance claims on the property in the last 5 years?	☐	☐	☐	
I. Are there any current matters adversely affecting the title to the property (e.g. boundary disputes)?	☐	☐	☐	
K. If the property is a condominium, are there "Elevated Element" (balcony/stair) reports from the last 9 years?	☐	☐	☐	
3. REPAIRS & ALTERATIONS				
A. Have any material alterations, improvements, or repairs been made to the property?	☐	☐	☐	
B. Was any work done for energy/water efficiency?	☐	☐	☐	
C. Does the property include any non-compliant plumbing fixtures? Non-compliant plumbing fixture means any of the following: (i) any toilet manufactures to use more than 1.6 gallons of water per flush.	☐	☐	☐	

Section & Question	Yes	No	Unknown	Explanation / Details (if Yes)
To your knowledge:				
(ii) any urinal manufactured to use more than one gallon of water per flush. (iii) any showerhead manufactured to have a flow capacity of more than 2.5 gallons of water per minute. (California Civil Code § 1102.155)				
D. Is there ongoing maintenance (sewer clean-outs, pest control)?	☐	☐	☐	
E. Has the property been painted in the last 12 months?	☐	☐	☐	
F. Was the house built before 1978? (42 C.F.R. § 35.80, et seq.)	☐	☐	☐	
F. Did you acquire the property within the past 18 months? (If yes, list the following: (a) Any room additions, structural modifications, other alterations, or repairs made to the property that were performed by a contractor with whom you entered into a contract; (b) the name of each contractor, the work performed by each contractor, and the contact information for each contractor; (c) Were permit(s) required for the work performed by the contractor? If yes, provide a copy of each permit. If you do not have a copy of the permit(s), provide the name and contact information of the contractor/third party who procured the permit. (California Civil Code § 1102.6h)	☐	☐	☐	
4. STRUCTURAL, SYSTEMS & APPLIANCES				
A. Are there defects in major systems (e.g., Roof, HVAC, Electrical, etc.)?	☐	☐	☐	
B. Does the property have a solar power system?	☐	☐	☐	
C. Are any systems (Solar, Alarm, Propane) currently leased?	☐	☐	☐	
D. Is the property served by a public sewer system? If no, state whether the property has a septic system?	☐	☐	☐	

Section & Question To your knowledge:	Yes	No	Unknown	Explanation / Details (if Yes)
E. Is there an ADU or additional dwelling unit on the property?	☐	☐	☐	
5. DISASTER RELIEF & INSURANCE				
A. Have you received insurance/disaster settlements for damage?	☐	☐	☐	
B. Has the property received drought-related water tank assistance?	☐	☐	☐	
6. WATER & MOLD				
A. Has there been water intrusion, leaks, or soil slippage?	☐	☐	☐	
B. Is there a past or present problem with mold or fungus?	☐	☐	☐	
C. Are there flood channels or underground springs affecting the land?	☐	☐	☐	
7. PETS, ANIMALS & PESTS				
A. Have there been pets or livestock?	☐	☐	☐	
B. Are there odors, stains, or damage caused by animals/pests?	☐	☐	☐	
C. Has there been treatment for odors, stains, or damage caused by animals/pests?	☐	☐	☐	
D. Are there wood destroying pests/organisms affecting the property?	☐	☐	☐	
E. Has the property previously been treated for wood destroying pests/organisms?	☐	☐	☐	
8. BOUNDARIES & ACCESS				
A. Are there any easement or boundary disputes?	☐	☐	☐	
B. Does anyone else have access rights (shared driveways, etc.)?	☐	☐	☐	
9. LANDSCAPING, POOL & SPA				

Section & Question To your knowledge:	Yes	No	Unknown	Explanation / Details (if Yes)
A. Are there diseases affecting trees or plants?	☐	☐	☐	
B. Are the sprinklers, pool heater, or spa heater operational?	☐	☐	☐	
C. Are there leaks or defects in water/drainage features?	☐	☐	☐	
10. HOA & COMMON INTERESTS				
A. Is there an HOA with authority over the property?	☐	☐	☐	
B. Are there pending dues increases or special assessments?	☐	☐	☐	
C. Were any improvements made without required HOA approval?	☐	☐	☐	
11. TITLE, LIENS & LEGAL				
A. Are there lawsuits, tax liens, or mechanics' liens affecting the property?	☐	☐	☐	
B. Are there PACE/HERO liens for property improvements? (California Civil Code § 1102.6b)	☐	☐	☐	
12. NEIGHBORHOOD				
A. Are there nuisances (noise, traffic, airplanes, odors)?	☐	☐	☐	
B. Are there disputes with neighbors impacting use of the property?	☐	☐	☐	
13. GOVERNMENTAL				
A. Are you aware of any pending zoning changes, rent controls, or gas-appliance restrictions that would affect the property?	☐	☐	☐	
14. OTHER				
A. Are you aware of the existence of any residue from smoking tobacco or nicotine products at the property? (California Civil Code § 1102.6k)	☐	☐	☐	



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To your knowledge:				
B. Have occupants of the property smoked tobacco or nicotine products at the property? (California Civil Code § 1102.6k)				
C. Has the property been used for cannabis cultivation?	☐	☐	☐	
D. Is the property currently or previously tenant-occupied?	☐	☐	☐	
15. MATERIAL FACTS				
A. Are there any other material facts that would affect a buyer's decision about the property's value or desirability?	☐	☐	☐	

If you selected “Yes” for any of the items above, please provide more details below or on an attached document:

[illegible]

SELLER CERTIFICATION

Seller represents that the information above is true and correct to the best of Seller's knowledge as of the date signed.

Seller Signature: _____ **Date:** _____



Seller Signature: _____ **Date:** _____

BUYER ACKNOWLEDGMENT OF RECEIPT

Buyer acknowledges receipt of this Transfer Disclosure Statement.

Buyer Signature: _____ **Date:** _____

Buyer Signature: _____ **Date:** _____